



H A Y W A R D   A R E A   P L A N N I N G   A S S O C I A T I O N

February 14, 2005

Joint Policy Committee  
101 8th Street  
Oakland, CA 94607

Dear JPC:

The Hayward Area Planning Association supports steps by you and MTC to support smart growth around transit. HAPA supports efforts by other citizen groups to strengthen these steps by adopting the Livable Communities Platform.

The current MTC proposal has several problems. It would set a combined threshold for housing and jobs that does not require balance between the two. Given the perverse fiscal incentives they face, localities are under pressure to approve business at the expense of housing. Especially unfortunate would be big-box stores because of their excessive parking, which degrades the pedestrian and bicycle environment, erodes livability, and dilutes densities needed for walking and transit. The policy does not consider the need for affordable housing.

The solution is to limit how much jobs can count toward density outside of central business districts, to require parking management, to reduce parking below suburban norms, to have design guidelines that prevent large parking areas, and to require some degree of affordability in the overall mix of existing and proposed housing around a transit stop.

MTC funds for transit expansion should be conditioned on:

- Significant housing development, separate from a jobs threshold,
- A minimum of affordable housing, and
- Station areas that include:
  - minimizing the space dedicated to parking,
  - safe routes for bicycles and pedestrians plans,
  - Blocks no more than 500 feet in length to ensure walkability.

Sincerely,

Sherman Lewis  
Chair, Hayward Area Planning Assn